

2011 Property Tax Rates in WEBB COUNTY

This notice concerns the 2011 property tax rates for WEBB COUNTY. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

	General Fund	Road/ Bridge Fund
Last year's tax rate:		
Last year's operating taxes	\$47,544,970	\$1,093,299
Last year's debt taxes	\$6,604,129	\$231,606
Last year's total taxes	\$54,149,099	\$1,324,905
Last year's tax base	\$13,208,257,066	\$13,129,570,905
Last year's total tax rate	\$0.409964/\$100	\$0.010091/\$100
This year's effective tax rate:		
Last year's adjusted taxes (after subtracting taxes on lost property)	\$54,053,331	\$1,322,552
÷ This year's adjusted tax base (after subtracting value of new property)	\$13,612,646,587	\$13,643,910,501
= This year's effective tax rate for each fund	\$0.397081/\$100	\$0.009693/\$100
Total effective tax rate (Maximum rate unless unit publishes notices and holds hearings.)	\$0.406774/\$100	
This year's rollback tax rate:		
Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$60,858,181	\$14,478,685
÷ This year's adjusted tax base	\$13,612,646,587	\$13,643,910,501
=This year's effective operating rate	\$0.447071/\$100	\$0.106118/\$100
x 1.08 —this year's maximum operating rate	\$0.482836/\$100	\$0.114607/\$100
+ This year's debt rate	\$0.045958/\$100	\$0.002038/\$100
= This year's rollback rate for each fund	\$0.528794/\$100	\$0.116645/\$100
This year's total rollback rate	\$0.645439/\$100	
-Sales tax adjustment rate	\$0.097228/\$100	
=Rollback tax rate	\$0.548211/\$100	

Statement of Increase/Decrease

If WEBB COUNTY adopts a 2011 tax rate equal to the effective tax rate of \$0.406774 per \$100 of value, taxes would increase compared to 2010 taxes by \$536,495.

Schedule A: General Fund - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
MAINTENANCE & OPERATIONS FUND	11,283,679
INTEREST & SINKING FUND	1,564,710

Schedule B: General Fund - 2011 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
CERT. of OBLIGATION, SERIES 2002	190,000	11,410	1,500	202,910
LIMITED TAX REFUNDING BDS, SERIES 2003	850,000	88,538	1,500	940,038
CERT. of OBLIGATION, SERIES 2003	210,000	192,430	1,500	403,930
LIMITED TAX REFUNDING BDS, SERIES 2005	1,015,000	585,800	1,500	1,602,300
CERT. of OBLIGATION, SERIES 2006	445,000	464,473	1,500	910,973
TAX NOTES SERIES 2007	360,000	6,768	1,500	368,268
TAX NOTES SERIES 2007A	170,000	17,908	1,500	189,408
LIMITED TAX REFUNDING BDS, SERIES 2007	30,000	273,172	1,500	304,672
CERT. of OBLIGATION, SERIES 2008	14,000	31,055	1,500	46,555
LIMITED TAX REFUNDING BDS, SERIES 2008	990,000	141,457	1,500	1,132,957
CERT of OBLIGATION, SERIES 2010	100,000	253,550	1,500	355,050
LIMITED TAX REFUNDING BDS, SERIES 2010		724,000	1,500	725,500
Total required for 2011 debt service				\$7,182,561
- Amount (if any) paid from Schedule A				\$0
- Amount (if any) paid from other resources				\$854,614
- Excess collections last year				\$0
= Total to be paid from taxes in 2011				\$6,327,947
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2011				\$0
= Total debt levy				\$6,327,947

Schedule A: Road and Bridge Fund - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
MAINTENANCE & OPERATION FUND	68,701

Schedule B: Road and Bridge Fund - 2011 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
CERT of OBLIGATION, SERIES 2003	90,000	33,000	0	123,000
CERT of OBLIGATION, SERIES 2006	49,000	45,000	0	94,000
LTD TAX REFUNDING BONDS, SERIES 2007	4,000	23,500	0	27,500
CERT of OBLIGATION, SERIES 2010	10,000	25,000	0	35,000
LTD TAX REFUNDING BONDS, SERIES 2010	0	1,800	0	1,800
Total required for 2011 debt service				\$281,300
- Amount (if any) paid from Schedule A				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2011				\$281,300
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2011				\$0
= Total debt levy				\$281,300

Schedule C - Expected Revenue from Additional Sales Tax

In calculating its effective and rollback tax rates, the unit estimated that it will receive \$13,386,975 in additional sales and use tax revenues. The county has excluded any amount that is or will be distributed for economic development grants from this amount of expected sales tax revenue.

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 1110 VICTORIA ST., SUITE 107, LAREDO, TX 78040.

Name of person preparing this notice: PATRICIA A. BARRERA, RTA
Title: WEBB COUNTY TAX ASSESSOR COLLECTOR
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